

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

June 2, 2016

**THE CITADEL**

**PROJECT NAME:** Boat Center Redevelopment  
**PRIORITY NUMBER:** 3  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$3,000,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$210,000	\$210,000
Site Development	\$0	\$330,000	\$330,000
New Construction	\$0	\$1,470,000	\$1,470,000
Other Permanent Improvements	\$0	\$100,000	\$100,000
Other (Dredging)	\$0	\$840,000	\$840,000
Contingency	\$0	\$50,000	\$50,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$3,000,000</i></b>	<b><i>\$3,000,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Citadel Foundation Donor Funds	\$0	\$3,000,000	\$3,000,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$3,000,000</i></b>	<b><i>\$3,000,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to re-construct the Citadel Marina and Boating Center. The 7,759 square foot Boat Center house was constructed in 1920. The facility has outlived its useful life expectancy and numerous improvements are required to meet the college's intended purpose and use. The structure has termite damage and the interior finishes have not been updated since the 1970s. The deteriorated condition of the existing facility has a negative impact on the facility's use. Furthermore, the existing marina channel is un-navigable during periods of low tide and cannot support activities such as boating and sailing.

Renovation of the existing facility was considered, but deemed cost prohibitive to meet flood requirements. The relocation of the marina to another location was also considered, but did not provide the same access and amenities required.

**E&G MAINTENANCE NEEDS:**

Based on Fall 2013 data, the Boating Center has a current condition code of 78 with physical condition, maintainability, and structural condition rated 3 out of 5.

**ANNUAL OPERATING COSTS/SAVINGS:**

There are no additional operating costs associated with this project.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

<b>FOR BOARD USE ONLY</b>						
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<b>BUDGET AND CONTROL BOARD - PERMANENT IMPROVEMENT PROJECT REQUEST</b>
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**1. AGENCY**  
 Code HO9 Name THE CITADEL  
 Contact Person John E. Gardner Phone # (843) 953-6876

**2. PROJECT**  
 Project #                      Name Boat Center Redevelopment  
 Facility # 22 Facility Name Boat Center

County Code	10	Project Type	Construction
New Revised Budget	\$45,000.00	Facility Type	E&G

**3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR**  
 CPIP priority number 3 of 4 for FY 16-17

**4. PROJECT ACTION PROPOSED (Indicate action(s) from listed included with instructions.)**

Establish Project		Decrease Budget		Close Project	
Establish Project - CPIP	X	Change Source of Funds		Change Project Name	
Increase Budget		Revise Scope		Cancel Project	

**5. PROJECT DESCRIPTION AND JUSTIFICATION**  
 (Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered.  
 Attach supporting documentation/maps to fully convey the need for the request.)

This A-1 establishes a project to replace existing waterfront facilities constructed in 1920 with new code compliant, energy efficient construction. This initial A-1 requests approval to proceed with Phase One which consists of the programming, preliminary design, and cost estimating A&E services only. This proposed facility will be comprised of approximately 10,000 gross square feet (see below) and will include staff offices, classroom, boat storage, and floating docks.

Boat House: 8000sf Total (4,000sf heated, 4000sf unconditioned)  
 Boat Storage Office: 1000sf heated  
 Open Air Covered Pavilion: 1000sf unconditioned

**6. OPERATING COST IMPLICATIONS**  
 Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

**7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES**  
 Estimated Start Date: 15-Jun-16 Estimated Completion Date: 1-Dec-17  
 Estimated Expenditures: Thru Current FY: (15-16) \$ 10,000.00 After current FY: \$ \$35,000.00

**8. ESTIMATES OF NEW/REVISED PROJECT COSTS**

PROJECT NUMBER: \_\_\_\_\_

1. \_\_\_\_\_ Land Purchase ----->
2. \_\_\_\_\_ Building Purchase ----->
3. 45,000.00 Professional Services Fees
4. \_\_\_\_\_ Equipment and/or Materials ----->
5. \_\_\_\_\_ Site Development
6. \_\_\_\_\_ New Construction ----->
7. \_\_\_\_\_ Renovations - Building Interior ----->
8. \_\_\_\_\_ Renovations - Utilities
9. \_\_\_\_\_ Roofing - \_\_\_\_\_
10. \_\_\_\_\_ Renovations - Building Exterior
11. \_\_\_\_\_ Other Permanent Improvements
12. \_\_\_\_\_ Landscaping
13. \_\_\_\_\_ Builders Risk Insurance
14. \_\_\_\_\_ Other Capital Outlay
15. \_\_\_\_\_ Labor Costs
16. \_\_\_\_\_ Bond Issue Costs
17. \_\_\_\_\_ Other: Asbestos Abatement
18. \_\_\_\_\_ Contingency \_\_\_\_\_

45,000.00 TOTAL PROJECT BUDGET

Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet

Information Technology \$ N/A

Floor Space: \_\_\_\_\_ Gross Square Feet  
 Floor Space: \_\_\_\_\_ Gross Square Feet

**ENVIRONMENTAL HAZARDS**

Identify all types of significant environmental hazards (including asbestos, PCB's, etc.) present in the project and the financial impact they will have on the project.

Type: \_\_\_\_\_

Cost Breakdown

Design Services \_\_\_\_\_

Monitoring \_\_\_\_\_

Abate/Remed \_\_\_\_\_

Total Costs \_\_\_\_\_

**9. PROPOSED SOURCE OF FUNDING**

Source	Previously Approved Amount	Proposed Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) Capital Improvement Bonds, Group 35								
(1) Dept. Capital Improvement Bonds Group								
(2) Institution Bonds								
(3) Revenue Bonds								
(4) Excess Debt Service Type								
(5) Capital Reserve Fund								
(6) Appropriated State Program Source								
(7) Federal								
(8) Athletic								
(9) Other -Specify Gifts	0.00	45,000.00	45,000.00		7602	98800100	3036	3907
<b>TOTAL BUDGET</b>		45,000.00	\$45,000.00					

**10. SUBMITTED BY:**

Joseph L. Garcia  
 COL Joseph L. Garcia  
 Vice President for Finance and Business

5-12-16  
 Date

**11. APPROVED BY:**

(For Board Use Only)

Authorized Signature and Title

Date

**ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS**  
**RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY Code H09 Name The Citadel

2. PROJECT Project # \_\_\_\_\_ Name Boat Center Redevelopment

3. ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS. (Check whether reporting costs or savings.)

☐

COSTS

☐

SAVINGS

☒

NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2017-18	\$	\$	\$	\$ 0.00
2) 2018-19	\$	\$	\$	\$ 0.00
3) 2019-20	\$	\$	\$	\$ 0.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

6. Will the additional costs be absorbed into your existing budget?  
 If no, how will additional funds be provided?

☐

YES

☐

NO

*N/A*

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

COST FACTORS

AMOUNT

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____

TOTAL

\$0.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved.

9. Submitted By: Joseph Garcia Col. Joseph Garcia, VP Finance/Business  
 Signature of Authorized Official and Title

5-12-16

Date



The Citadel - Boat Center  
Redevelopment

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT  
FOR PHASE I A&E PRE-DESIGN PROJECTS**

1. What is the internal projected cost of the project?

At this time the estimated cost is approximately \$3 million. Cost is subject to change based upon programmatic and conceptual design.

2. What is/are the source(s) of funds to be used for A&E pre-design?  
Gifts (sub-fund 3036)

3. What is your agency/institution's definition of the source(s) of funds used for the A&E pre-design?  
(Please be specific for each source and if there is a statutory authority authorizing the use of the funds for capital projects for the source, please cite the code section. If a source includes any type of fee, what is the fee called, what is the fee amount and when was it put in place?)

The Citadel Foundation has been raising restricted donor gifts for the Boat Center Redevelopment through its current capital campaign. Donor gifts totaling \$45,000.00 have been transferred over to The Citadel for use on the A&E pre-design for this project.

4. What is the current fund balance of uncommitted funds in the source of funds for A&E pre-design?  
\$45,000.00

5. What is the source(s) of funds to be used for construction?  
Gifts (sub-fund 3036)

6. What is your agency/institution's definition of the source(s) of funds to be used for construction?  
(Please be specific for each if different from those in 3 above. If there is statutory authority authorizing the use of the funds for capital project, please cite the code section and if a source includes a fee, what is the fee called, what is the fee amount and when was it put in place?)

The Citadel Foundation has been raising restricted donor gifts for the Boat Center Redevelopment through its current capital campaign. Any gifts raised for the construction are still being held at the Foundation and have not been transferred over to The Citadel yet.

7. What is the current fund balance of uncommitted funds in each source to be used for construction?  
\$1 million

8. Will the use of any funds for A&E pre-design or for construction require an increase in any student fee or tuition?  
No.

9. If the use of any funds for A&E pre-design or construction will require any student fee or tuition increase, please explain and include the amount of the fees annually or by semester, what the fee is called and when it was put in place.

Not applicable.

10. What is the total square footage of the building to be renovated or constructed? 10,000sf

11. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation?

Not applicable.

12. What program(s) will use the space to be renovated/constructed?

E&G

13. What is the current age of the building to be renovated?

Not applicable.

14. What is the current age of the building system(s) to be renovated or replaced?

The Boat Center was constructed in 1920 and contains approximately 7,759 square feet.

15. If any new space is being added to the facility, please provide demand/usage data to support the need.

New Building – not applicable.

16. If the A&E pre-design request is above 1.5% of the internal estimated cost of the project, what is the reason the amount exceeds 1.5%?

The design fee is less than or equal to the 1.5% of the estimated project cost.

17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or for the entire building? (Answer for as many as are applicable.)

The SCCC enrollment has grown over the past 10 years from a 2004 level of 1964 cadets to 2343 in 2013. Unconstrained projections of the size of the SCCC reach 2,443 by 2017 and 2,821 by 2027. The size of the Corps is, however, constrained by the school's residential physical plant to approximately 2,350 cadets. Given historical growth trends this maximum number will be reached in 2016, and the size of the cadet population will be at the physical maximum in Fall 2018.

Our 5th year student population has fluctuated over the past ten years but is projected to grow from the 2013 level of 38 to approximately 51 in 2017, and 66 in 2027.

The undergraduate veteran student population has grown from 6 in 2007 to 108 in 2013. Following the historical growth trend would put the veteran student population at approximately 238 in 2017, and 595 in 2027. This seems to be a reasonable growth vector given the current state of a downsizing military, and many military members processing out with G.I. Bill funds for education.

Our active duty undergraduate student population has fluctuated as well over the past 10 years, but with a generally declining trend. The historical projection of this student population would put it at approximately 36 in 2017, and 15 in 2027. The 2013 level was 34.

18. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5?

Project was included in the 2016 CPIP Year 1.

19. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.

In addition to creating an attractive and efficient space to support sailing, rowing and recreational use by the cadets at The Citadel this project replaces an outdated facility constructed in 1920. This facility can also be used for the following purposes:

- Conference space
- Events bringing in the broader general community
- Lectures

The new modern facility will likely increase the retention rate for faculty, staff and students.

20. How will your agency/institution address and fund maintenance of this facility construction/renovation?

The building will be considered E&G (Education & General) so on-going maintenance would be funded by the various maintenance funds The Citadel has reserved for it E&G facilities.

21. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?

Citadel Deferred Maintenance Fund: \$182,104

22. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities?

Not applicable.